

Price £499,950



5 Benham Gate, Thatcham
Berkshire RG18 3GJ



5 BENHAM GATE, THATCHAM

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Immaculately presented, spacious and light five bedroom detached home located half way between Newbury and Thatcham within a small development of just five properties. This property is set back from the road and has parking for several vehicles and a private south-facing garden. The accommodation consists of entrance hall, cloakroom, utility room, kitchen/dining room, living room, master bedroom with ensuite and dressing room, four further double bedrooms and family bathroom. Benefits include upvc double glazing, gas-fired central heating, and approximately two and a half years NHBC guarantee.

LOCATION

The property is located mid-way between Newbury and Thatcham on the A4. There are mainline train stations from Newbury and Thatcham to London Paddington and services to the West Country. Junction 13 of the M4 is approximately five miles away. The property is located with walking distance of a local shop, primary school, the Thatcham Lakes and lots of countryside walks.

ACCOMMODATION

Ground floor

Through front door to spacious entrance hall. Off the entrance hall is the cloakroom and utility. The living room is to the right hand side with triple aspect windows and French doors leading out onto the patio. The kitchen/dining room, is also to the rear of the property, with dual aspect windows and French doors leading out to the patio and rear garden. From the hallway stairs to:

First floor landing

The master bedroom is to the right of the house with the en-suite shower room and dressing room/nursery off the master bedroom to the front. There are two further double bedrooms and a family bathroom. Stairs to:

Second floor landing

Bedrooms four and five, on the second floor, are both doubles with Velux windows facing south providing plenty of light.

OUTSIDE

Rear garden

The garden faces south, is fully enclosed and very private. There is a secluded seating area to the right hand side to the rear of the house. The remainder is laid mainly to grass with a path leading on the left of the property to the front.

Front of property

A short path leads to the front door with a grassed area. The remainder is laid to gravel providing off-road parking for several vehicles. There is also potential to build a garage to the front of the house subject to Planning Permission.

SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band E. Current charge for 2019-2020 is: £2,270.94. Telephone West Berkshire Council on: 01635 519520.

DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout follow signs on the A4 to Thatcham. Continue past the Community Hospital on the left where Benham Gate can be found on the right hand side shortly before the next roundabout. Continue to the end of Benham Gate turning right where No. 5 can be found in front of you.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate

5, Benham Gate
Benham Hill
THATCHAM
RG18 3GJ

Dwelling type: Detached House
Date of assessment: 03 February 2011
Date of certificate: 02 November 2011
Reference number: 9504-6079-0339-8706-0293
Type of assessment: SAP, new dwelling
Total floor area: 150.44 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	95 kWh/m ² per year	91 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£96 per year	£64 per year
Heating	£414 per year	£418 per year
Hot water	£104 per year	£104 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

 Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk



Approximate Gross Internal Area :- 151 sq m / 1625 sq ft
Illustration For Identification Purposes Only. Not To Scale
Job Ref. 84461

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